

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**February 19, 2004  
MEETING NO. 3-2004**

<b>APPLICATIONS:</b>	HDC2003-00274 (House C) HDC2003-00275 (House A) HDC2003-00276 (House B)
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<b>DATE FILED:</b>	November 20, 2003
Extension granted:	December 18, 2004

<b>APPLICANT</b>	Todd Hickman NV Homes 555 Quince Orchard Rd Gaithersburg, MD 20878
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**PROPERTY DESCRIPTION**

The subject property is the Thirty Oaks development, formerly known as Buckingham, located at 522 West Montgomery Avenue. The parcel contains 5.35 acres and will have a total of 13 homes, including two existing houses, and a public park at the west edge of the property where the largest trees were identified by the City Forester.

**PREVIOUS ACTIONS AT THIS ADDRESS**

DEM2004-00034	Demolish one single family residence and two outbuildings
PLT2003-00404	Thirty Oaks, Lots 1-13, Parcels A-E, Block A
PWK2004-00006	Thirty Oaks Subdivision Public Improvements
PWK2004-00013	Protection of public improvements for demo of existing structure.

**REQUEST**

The applicant requests Certificates of Approval for three new houses on West Montgomery Avenue within the West Montgomery Avenue Historic District.

## **BACKGROUND**

The applicant appeared before the HDC on December 18, 2003 with design proposals for the three homes fronting West Montgomery Avenue. At that time, the HDC agreed that the proposed homes were generally appropriate for this development project, within the parameters established with the site plan approved by the Mayor and Council.

The HDC discussed design changes for the proposals, a summary of which is attached to this staff report. This summary was used as a checklist for this evaluation.

At the conclusion of the proposal review the HDC agreed with the applicant's request that, barring any unforeseen large changes, compliance with these design suggestions would meet HDC concerns and lead to the issuance of the required Certificate of Approval.

## **STAFF COMMENTS**

The applicant met all the required changes proposed by the HDC. Several items were discussed without the HDC setting a requirement. This includes:

1. Shutters were proposed for B only. The applicant has adjusted the size of the proposed shutters to be the proper height and width of an operable shutter. The applicant decided to install shutters only on B because they felt it was in-keeping with the Colonial/traditional style. The other two homes are based more on Revival style themes, when shutters might be seen as more of a design feature than an energy-savings strategy. Many Revival style homes dispense with shutters entirely. The applicant feels this will add to more variety amongst these three new homes.
2. The applicant will have a couple of different garage door options, including one with windows. The HDC may wish to indicate a preference, or may let the applicant leave the options open for the purchaser.
3. The applicant understood that the HDC did not object to the rounded dormer windows over the garage for A and C but expressed a strong sense that the decorative trim should be simplified. The applicant has complied.
4. The applicant will have samples of the Tendura and the Timbertrex for HDC consideration and approval.
5. A solid beaded vinyl soffit with a smooth surface will be used on the porch.
6. The porch lamps have been shown on the drawings. A similar style of lamp will be used to flank the garage doors.

7. The rooflines on the rear elevations do not match up in the two-dimensional drawings because of the complex roof systems. On site, this will not appear unusual.
8. The HDC discussed using horizontal siding for all of the dormers, and the applicant has complied.
9. The small square window on the side elevation (bathroom) will have one pane to match the proportions of the other windows

### **STAFF RECOMMENDATION**

Staff recommends approval of HDC2003-00274, HDC2003-00275, and HDC2003-00276 to construct three new houses in the West Montgomery Avenue Historic District, as submitted by the applicant, with the following recommendations:

#### **For all three houses:**

- The drawings should specify “Smooth grained Hardiplank”, as the wood grained siding creates a weathered look inappropriate for new construction.